

Development Program

Parcel	Description	Development Program						Parking			
		Retail	Cinema	Office	Hotel	Residential	Open Space	Required Parking Spaces	Req'd Parking Area (@350	No. Levels -	
		Area (SF)	Area (SF)	Area (SF)	Area	Total DU	Area (SF)	Total	Sf/stall)	Garage	Comments
A	Office and Cinema	100,200	62,000	1,019,200	160,000	132	-	2,764	967,260	5	above -grade (includes two below-grade)
									-		2 below-grade
B	Main Street Mixed-use	79,000				496	-	897	313,775	4	above-grade serves Office block as well
									-		2 below-grade
C	Main Street Mixed-use	77,800				536	-	942	329,805	4	above grade
									-		2 below-grade
D	Main Street Mixed-use	33,000				184	-	346	120,925	4	above grade
									-		2 below-grade
E	Main Street Mixed-use	31,100				208	-	369	129,098	4	above-grade
									-		2 below-grade
F	Waterfront Mixed-use	48,800				136	-	341	119,280	2	below-grade
									-		
G	Main Street Mixed-use	32,800				116	-	260	90,930	2	below-grade
									-		
H	Waterfront Mixed-use	22,700				52		144	50,558		parking located on Parcel A
									-		
I	Waterfront Mixed-use	27,500				90	-	209	73,063	2	below-grade
									-		
J	Sturtevant - Mixed-use	27,500		-		120		246	86,188		parking located on Parcel A
									-		
K	Whole Foods Mixed Use	60,800				288	-	573	200,480	2	below-grade
									-		
L	Tracks - Residential	-		-		288		360	126,000		parking located on Parcel A
M	Sturtevant - Office Site	-		266,310		-		533	186,417		parking located on Parcel A
N	Waterfront Plaza	-				-	26,790	-	-		
O	Assembly Square	-				-	21,660				
Total		541,200	62,000	1,285,510	160,000	2,646	48,450	7,984	2,794,400	39	

Total Development ProgramSF

Below-grade parking space2,338

Above-grade parking space5,646

*Assume an additional 125 cars - on-street parking

Assumptions

Parking Ratios

Requirements per Assembly Square Mixed-Use District				S-W Assumptions
Minimum	Maximum			
Retail	1	2	per 1,000 sf	3.5
Office	1	2	per 1,000 sf	2
Residential	1	1.5	per DU	1.25 (average - 1/DU Rental; 1.5/DU Condo)

Residential Units

Net Area	Gross Area (assuming 85% net/gross)
950	1,118

Office Building

Building Ht	Floor-to-Floor Ht	No. Stories
250	14.5	17

Parking Program

Parking Area/Structure	Provided parking														3.5 per 1000 sf1.25 per uni 2 per 1000 sf .75 per 1000sf 1 per key					
	Sub-Level P1	Sub-Level P2	Total Below Grade	Ground Level	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total above grade	Total Prkg Provided (@350 SF)	Surplus (Deficit)	Total Prkg Required	Retail GSF	Resid D.U.	Office GSF	Cinema GSF	Hotel Keys	Blocks
Blocks																				
A Office and Cinema	172,800	172,800	345,600	93,600	93,600	93,600	93,600	50,400	50,400	50,400	525,600	2,489	(273)	2763	100,200	132	1,019,200	62,000	100	A
B Main Street Mixed-use	115,000	115,000	230,000	41,400	41,400	52,800	52,800				188,400	1,195	299	897	79,000	496				B
C Main Street Mixed-use	115,000	115,000	230,000	41,400	41,400	52,800	52,800				188,400	1,195	253	942	77,800	536				C
D Main Street Mixed-use	75,600	75,600	151,200								-	432	(282)	346	33,000	184				D
E Main Street Mixed-use											-	-		369	31,100	208				E
F Waterfront Mixed-use	45,000	45,000	90,000								-	257	(84)	341	48,800	136				F
G Main Street Mixed-use	60,000	60,000	120,000								-	343	(61)	260	32,800	116				G
H Waterfront Mixed-use											-	-		144	22,700	52				H
I Sturtevant - Mixed-use	55,200	55,200	110,400								-	315	(140)	209	27,500	90				I
J Sturtevant - Mixed-use											-	-		246	27,500	120				J
K Whole Foods Mixed Use	60,800	60,800	121,600								-	347	(225)	573	60,800	288				K
L Tracks - Residential	86,400	86,400	172,800	86,400	86,400						172,800	987	627	360		288				L
M Sturtevant - Office Site													(533)	533			266,310			M
											-		-							
Subtotal	785,800	785,800	1,571,600	262,800	262,800	199,200	199,200				1,075,200	7,562	(419)	7,984	541,200	2,646	1,285,510		100	
												2,646,800	SF	2,794,400	SF					

	10 per 1000 sf	
Cinema GSF		
		Block A
		Block B
		Block C
		Block D
34,000		Block E
		Block F
34,000		